

# PLAT OF CHERRY HILL, DIV. 7

ISLAND COUNTY PARCEL NO. R13334-461-4835

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND GRANT TO THE USE OF CHERRY HILL COMMUNITY ASSOCIATION FOREVER ALL PRIVATE STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON; ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. THE MAINTENANCE OF ALL PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE CHERRY HILL COMMUNITY ASSOCIATION. ALSO THE RIGHT TO DRAIN THE PUBLIC STREETS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID STREETS IS HEREBY GRANTED TO THE PUBLIC.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CHERRY HILL COMMUNITY ASSOCIATION AND THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.

ALL MINERAL RIGHTS TO THE PROPERTY HEREIN DESCRIBED ARE HEREBY RETAINED BY THE DECLARANT.

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO ALL LOTS IN THIS PLAT IS RECORDED UNDER AUDITOR'S FILE NO. 4128089 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS DAY OF 20 20

ASPENWOOD HOMES, INC.

Peter Thompson  
PETER THOMPSON, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF ISLAND }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER THOMPSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PETER THOMPSON IS THE PERSON WHO SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS VICE PRESIDENT OF ASPENWOOD HOMES INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-24-05

Yvonne J. Carter  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Oak Harbor, WA  
MY COMMISSION EXPIRES 10-1-2007

## EASEMENT RESERVATIONS

1. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CHERRY HILL COMMUNITY ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS AND UNDER AND UPON TRACT A AND LOTS 142 AND 145 AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM WATER, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION. THE SANITARY SEWER SYSTEM AND WATER SYSTEM ARE OWNED AND MAINTAINED BY THE CITY OF OAK HARBOR. STORM DRAIN SYSTEM IS OWNED AND MAINTAINED BY THE CHERRY HILL COMMUNITY ASSOCIATION.

2. ACCESS EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT OWNERS IN THIS PLAT, THE CITY OF OAK HARBOR AND TO THE PUBLIC FOR INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE STREET SHOWN HEREON, INCLUDING PEDESTRIAN ACCESS ALONG ALL PATHWAYS AS CONSTRUCTED AND AS SHOWN WITHIN THE PRD PLAN. ACCESS RIGHTS OF THE PUBLIC ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CHERRY HILL COMMUNITY ASSOCIATION. THE MAINTENANCE OF ALL PRIVATE STREETS AND COMMUNITY LANDSCAPING IS THE RESPONSIBILITY OF THE CHERRY HILL COMMUNITY ASSOCIATION (SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED HEREIN).

## LAND DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF CHERRY HILL, DIV. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 262 AND 263, RECORDS OF ISLAND COUNTY, BEING A POINT ON THE NORTH RIGHT-OF-WAY MARGIN OF NW CROSBY AVE; THENCE NORTH 01°44'45" EAST ALONG THE EAST LINE OF SAID PLAT OF CHERRY HILL, DIV. 6 AND ALONG THE EAST LINE OF THE PLAT OF CHERRY HILL, DIV. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 220-222, RECORDS OF ISLAND COUNTY, A DISTANCE OF 227.76 FEET TO THE SOUTH LINE OF THE PLAT OF CHERRY HILL, DIV. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 186-189, RECORDS OF ISLAND COUNTY; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°15'15" EAST 453.00 FEET; THENCE SOUTH 05°16'24" WEST 136.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS SOUTH 84°43'36" EAST TO THE RADIIUS POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103.30 FEET, THROUGH A CENTRAL ANGLE OF 25°33'40", AN ARC DISTANCE OF 46.69 FEET; THENCE SOUTH 51°39'13" WEST 58.53 FEET TO ACRESAD NORTH RIGHT-OF-WAY MARGIN OF NW CROSBY AVENUE; THENCE ALONG SAID NORTH MARGIN THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 69°56'27" WEST 21.54 FEET; THENCE NORTH 88°15'28" WEST 36.35 FEET; THENCE NORTH 88°15'15" WEST 351.04 FEET TO THE POINT OF BEGINNING  
SITUATE IN ISLAND COUNTY, WASHINGTON.

## NOTES

1. BEARING SYSTEM IS BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE.
2. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.
3. ALL LOT CORNERS ARE MARKED ON THE GROUND WITH AN IRON PIN AND PLASTIC CAP MARKED "TK, LS 11941", UNLESS NOTED OTHERWISE.
4. SURVEY EQUIPMENT USED FOR FIELD SURVEY IS A TOPCON GTS-4 WITH RETRO PRISMS [+/- (5mm+3ppm), +/-5"], CALIBRATED AT NGS BASELINE "BAYVIEW", DECEMBER 30, 2003.
5. TRACT "A" AND PRIVATE STREET ARE DESIGNATED AS COMMUNITY OWNED SPACE, AND ARE TO BE OWNED AND MAINTAINED BY THE CHERRY HILL COMMUNITY ASSOCIATION.
6. STORM DRAIN MAINTENANCE AND CLEANING SHALL BE THE CHERRY HILL COMMUNITY ASSOCIATION'S RESPONSIBILITY AND MUST BE MAINTAINED TO THE CITY'S BEST MANAGEMENT PRACTICES STANDARDS.
7. ALL STREET SIGNAGE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CHERRY HILL COMMUNITY ASSOCIATION.

OWNER  
ASPENWOOD HOMES, INC.  
549 NW 12TH LOOP  
OAK HARBOR, WASHINGTON 98277  
(360) 675-5110

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CHERRY HILL, DIV. 7, IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert D. Gray  
ROBERT D. GRAY P.L.S., CERTIFICATE NO. 11941 2/23/05

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL, THIS 2 DAY OF March 2005

Douglas Merriam  
DOUGLAS MERRIAM  
CITY OF OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005

Linda Riffe  
LINDA RIFFE  
ISLAND COUNTY TREASURER  
C. Rife 3/15/05  
DEPUTY TREASURER

## APPROVALS

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF March 2005  
Larry Benfield  
LARRY BENFIELD, P.E.  
OAK HARBOR CITY ENGINEER

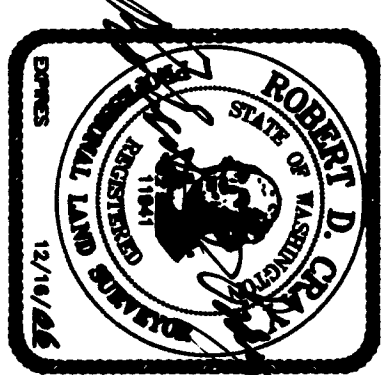
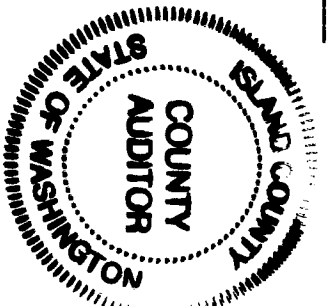
APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, THIS 9<sup>th</sup> DAY OF March 2005  
Connie T. Wheeler  
CONNIE T. WHEELER, CLERK  
Patrick A. Cohen  
PATRICK A. COHEN, MAYOR

## CERTIFICATE OF TITLE

RECORDED March 15 20 05 IN VOLUME 1 PAGES 1  
UNDER AUDITOR'S FILE NO. 4128088 RECORDS OF ISLAND COUNTY, WASHINGTON.

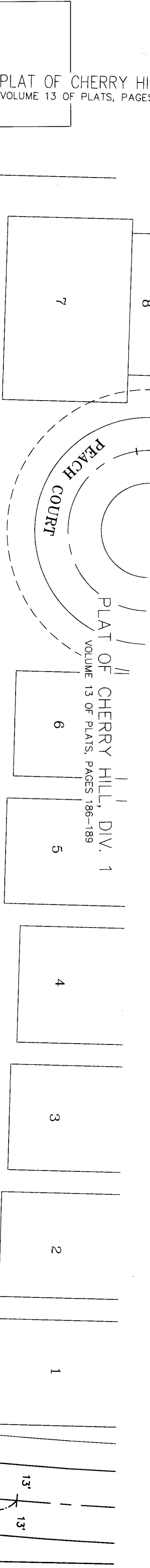
## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Aspenwood Homes  
THIS 15 DAY OF March 2005 AND RECORDED IN VOLUME 13 OF PLATS, PAGES 284-285 UNDER AUDITOR'S FILE NO. 4128090 RECORDS OF ISLAND COUNTY, WASHINGTON.  
Suzanne Sinclair  
SUZANNE SINCLAIR  
ISLAND COUNTY AUDITOR



OAK HARBOR			
SURVEYED BY: CRC	DATE:	SCALE: AS NOTED	PROJECT NO: 3967
DRAWN BY: RNF	DATE: 1/10/05	840 SE 8TH AVE, SUITE 102, Oak Harbor, WA 98277 (360)675-5973	SHEET NO: 1 OF 2
PLAT OF CHERRY HILL, DIV. 7			
A PRD IN SECTION 34, TWP 33 N, R 1 E, W.M.			
WASHINGTON			

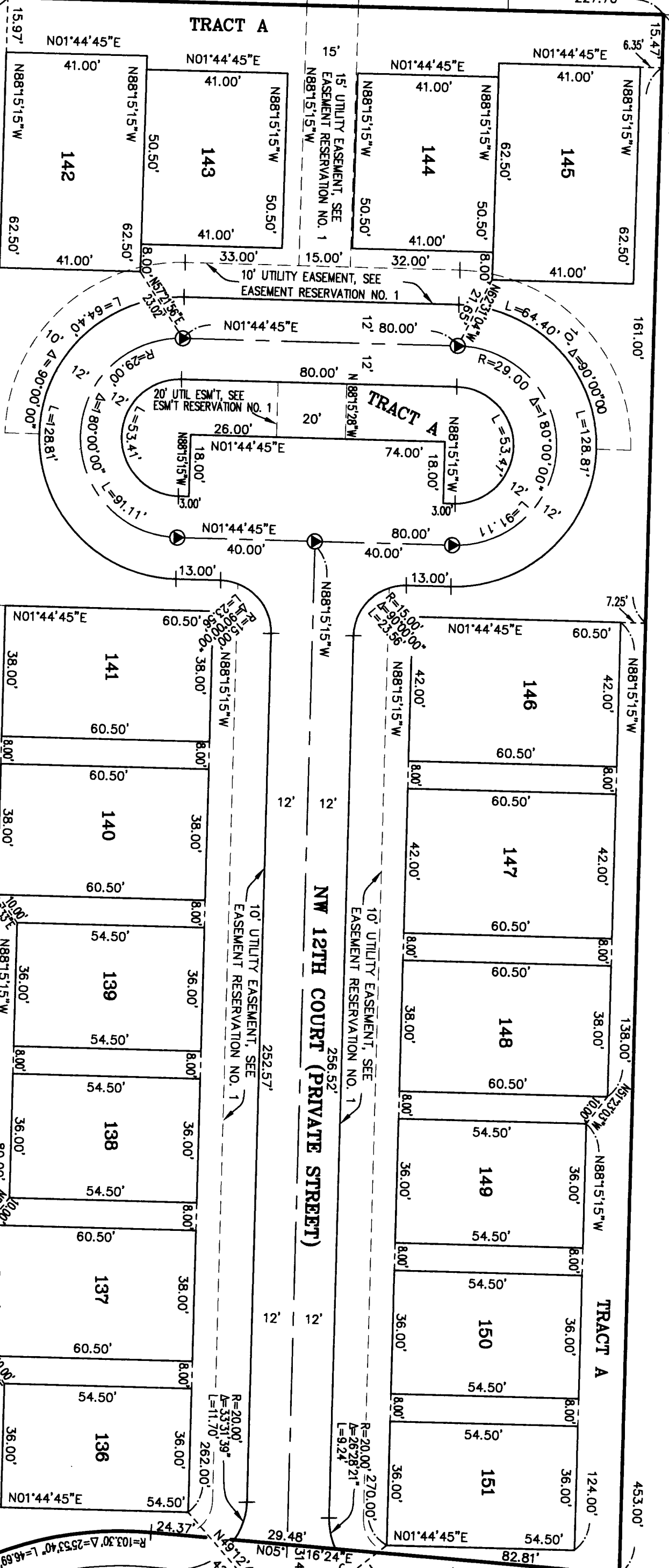
# PLAT OF CHERRY HILL, DIV. 7



PLAT OF CHERRY HILL, DIV. 3  
VOLUME 13 OF PLATS, PAGES 220-222

PLAT OF CHERRY HILL, DIV. 1  
VOLUME 13 OF PLATS, PAGES 186-189

PLAT OF CHERRY HILL, DIV. 6  
VOLUME 13 OF PLATS, PAGES 262,263



PLAT OF CHERRY HILL, DIV. 1  
VOLUME 13 OF PLATS, PAGES 186-189

NW CHERRY HILL LOOP  
(PRIVATE STREET)

NW CROSBY AVE.

NW 12TH COURT (PRIVATE STREET)

NW CHERRY HILL LOOP (PRIVATE STREET)

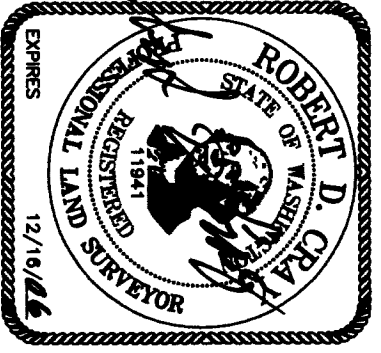
ANCHOR DRIVE

## LEGEND

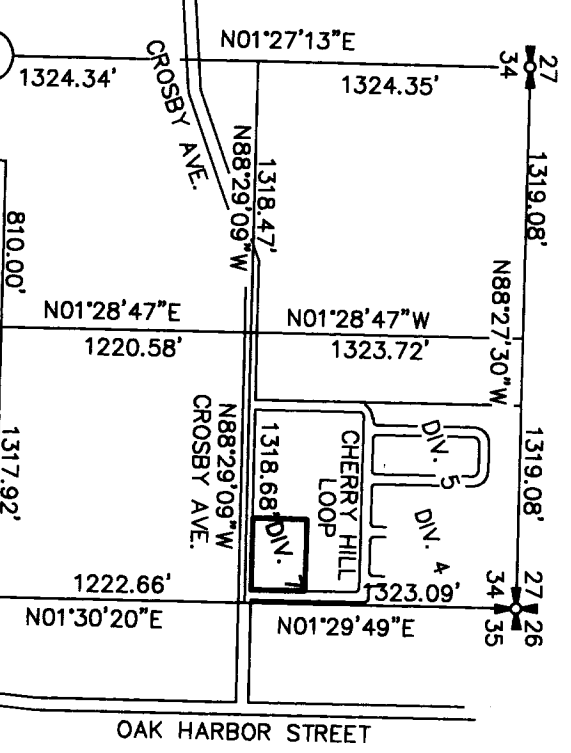
- ALUMINUM SURFACE MONUMENT SET THIS SURVEY.
- MARKED: FK, LS 11941
- EXISTING ALUMINUM SURFACE MONUMENT.
- MARKED: R.P. FAKKEMA, LS 8947
- EXISTING CONCRETE MONUMENT IN CASE

SCALE IN FEET

NORTHEAST 1/4, SECTION 34, TWP 33 N, R 1 E, W.M.



OAK HARBOR		DATE: 11/19/04		FACCUMA & KINGMA, INC.		SCALE: 1"=30'		PROJECT NO: 3967	
SURVEYED BY: CRC		DATE: 11/19/04		CONSULTING ENGINEERS & SURVEYORS		840 SE 8TH AVE. SUITE 102 Oak Harbor, Wa 98277 (360)675-5973		SHEET NO: 2 OF 2	
RC/EGH		DATE: 11/19/04		FACCUMA & KINGMA, INC.		SCALE: 1"=30'		PROJECT NO: 3967	



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